

140.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

833,800 /

833,800

USE VALUE:

833,800 /

833,800

ASSESSED:

833,800 /

833,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALVIN-BOTTIS HEATHER M &
Owner 2:	CALVIN-BOTTIS EMILY J
Owner 3:	

Street 1: 52 HIGHLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CALVIN HEATHER M -

Owner 2: -

Street 1: 52 HIGHLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,175 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5175		Sq. Ft.	Site		0	80.	1.11	9									460,198						460,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5175.000		369,400		4,200		460,200		833,800							
Total Card							0.119		369,400		4,200		460,200		833,800		Entered Lot Size					
Total Parcel							0.119		369,400		4,200		460,200		833,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		505.95		/Parcel: 505.9				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,400	4200	5,175.	460,200	833,800	833,800	Year End Roll	12/18/2019
2019	101	FV	280,800	4200	5,175.	431,400	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	280,800	4200	5,175.	356,700	641,700	641,700	Year End Roll	12/20/2017
2017	101	FV	280,800	4200	5,175.	327,900	612,900	612,900	Year End Roll	1/3/2017
2016	101	FV	280,800	4200	5,175.	299,100	584,100	584,100	Year End	1/4/2016
2015	101	FV	265,300	4200	5,175.	293,400	562,900	562,900	Year End Roll	12/11/2014
2014	101	FV	265,300	4200	5,175.	272,700	542,200	542,200	Year End Roll	12/16/2013
2013	101	FV	265,300	4200	5,175.	259,400	528,900	528,900		12/13/2012

Parcel ID

140.0-0005-0003.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALVIN HEATHER	59738-97		8/13/2012	Convenience		1	No	No	
CALVIN HEATHER,	59738-94		8/13/2012	Convenience		1	No	No	
MARX CURTIS G/E	51003-408		4/8/2008		584,500	No	No		
NISHI LINDA	25020-264		11/28/1994			No	No	F	

TAX DISTRICT**PAT ACCT.**

10847

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2018	151	Redo Bas	19,500	C				
10/24/2012	1417	Manual	3,000	C				
10/16/2012	13251	Manual	2,500	C				
8/21/2012	1049	Manual	10,800					REMOVE CHIMNEY
9/29/2011	1201	Siding	6,800					siding to lower ha
2/20/2009	105	Manual	400					
8/28/2007	748	Re-Roof	9,400					

ACTIVITY INFORMATION

Sign:

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/25/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Measured	163	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
10/1/1991		PM	Peter M

VERIFICATION OF VISIT NOT DATA

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	50%	OthrFix:	Rating:	OTHER FEATURES	RESIDENTIAL GRID																							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 1 Rating: Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	FFL BMT (12)	6 12 FFL BMT (72)	SFL WDK (12)																
GENERAL INFORMATION				Location:	Total Units:	Floor:	% Own:	Name:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals RMS: 7 BRs: 4 Baths: 1 HB: 1	FFL (10)	TQS FFL BMT (840)	15 30														
Grade: C+ - Average (+)	Year Blt: 1915	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	REMODELING	RES BREAKDOWN	FFL (10)	15 30																			
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRs	FL	Additions:	1 7 4	FFL (10)	TQS FFL BMT (840)	15 30														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Override:	Total: 18.6 %	Interior:	1	7	4	Kitchen:																			
Depreciation				Basic \$ / SQ: 130.00	Size Adj.: 1.28713584	Const Adj.: 0.99989998	Adj \$ / SQ: 167.311	Baths:				Plumbing:																			
CALC SUMMARY				Other Features: 83750	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Electric:				Electric:																			
Comparables				WtAv\$/SQ: 130.00	AvRate: 1.28713584	Ind.Val: 0.99989998	LUC Factor: 1.00	Adj Total: 453801	Juris. Factor: 1.00	Before Depr: 184.04	Final Total: 369400	Val/Su Net: 128.26	Depreciation: 84407	Final Total: 369400	Val/Su SzAd: 224.15	Totals	1 7 4	FFL (10)	TQS FFL BMT (840)	15 30											
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 140.0-0005-0003.0								SUB AREA																	
SPEC FEATURES/YARD ITEMS												SUB AREA DETAIL																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
3	Garage	D	Y	1	15X20	A	AV	1915	23.33	T	40	101			4,200		4,200	FFL	First Floor	934	167.310	156,268									
More: N												Total Yard Items: 4,200				Total Special Features:				Total: 4,200				IMAGE							
																								AssessPro Patriot Properties, Inc							
																															